Key: 5103

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 5,328

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
HENCHY WILLIAM C & SANDRA D 64 OLD MEADOW ROAD BREWSTER, MA 02631	98-52-0	64 OLD MEADOW ROAD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
HENCHY WILLIAM C & SANDRA	02/21/1987	XX	240,000	6076-004

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

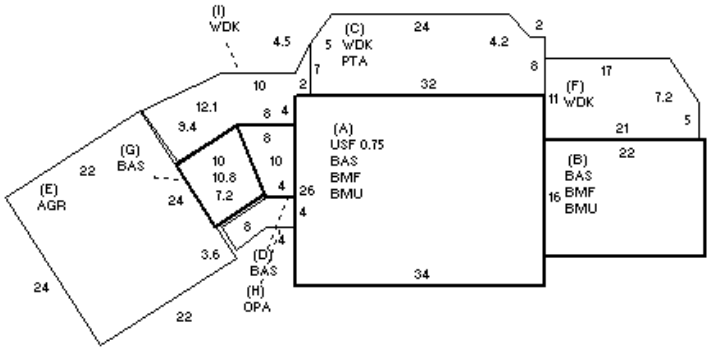
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
186	03/04/2019	7	ALTERATIONS	40,000	07/09/2020	TCK	100	100
292	05/16/2002	8	YARD ITEMS	6,000			100	100
95	02/22/1994	5	OTHER	7,500	12/01/2020	TCK	100	100

LAND

CD	T	AC/SF/UN	Nbhd		St Ind		Infl		ADJ BASE	SAF	Topo		Lpi		VC	CREDIT AMT	ADJ VALUE
100	S	60,000	13	1.00	A	1.00	A	1.00	219,200	1.00	A	1.00	R03	1.00			303,350
300	A	0.003	13	1.00	A	1.00	A	1.00	12,000	1.00	A	1.00	R03	1.00			40

TOTAL	1.380 Acres	ZONING	RL	FRNT	0
Nbhd	NBHD 13	NOTE			
St Ind	AVERAGE				
Infl	AVERAGE				

ASSESSED	CURRENT	PREVIOUS
LAND	303,400	286,200
BUILDING	671,400	634,200
DETACHED	0	0
OTHER	0	0
TOTAL	**974,800**	**920,400**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 12/01/2020

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.02	CAPE [100%]
QUALITY	G	1.30	GOOD [100%]
FRAME	1	1.00	WD FRAME [100%]

MEASURE	12/1/2020	TCK
LIST	12/1/2020	EST
REVIEW	2/8/2021	MR

BLDG COMMENTS

BMF=FAM RM/HALF BATH
INFO @ DOOR (12/01/20)

YEAR BLT	1989	SIZE ADJ	1.000
NET AREA	2,049	DETAIL ADJ	1.000
$NLA(RCN)	$420	OVERALL	1.020

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	6	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
FIXTURES	10	$17,238
GARAGE SPACES	0	1.00
% BSMT FIN	0	1.00
# 1/2 BATHS	2	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR & WALL	1.00
EXT COVER	2	CLAPBOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SH	1.00
FLOOR COVER	1	HARDWOOD	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	2	HOT WATER	1.00
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,236		72.05	89,058
+	BMF	N	BSMT FINISH	1,236		43.48	53,736
A	USF	L	UPPER STORY FIN	663	1989	243.78	161,628
C	PTA	N	PATIO	336		17.92	6,021
+	BAS	L	BASE AREA	1,386	1989	326.86	453,027
E	AGR	N	ATT GARAGE	528		51.44	27,158
+	WDK	N	WOOD DECK	712		51.98	37,009
H	OPA	N	OPEN PORCH	37		66.30	2,453
	F21	O	FPL 2S 1OP	1		13,460.20	13,460

TOTAL RCN	860,788

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A

EFF.YR/AGE	1989 / 34		
COND	22	22 %	
FUNC	0		
ECON	0		
DEPR	22	% GD	78
RCNLD			$671,400